ROCHDALE COUNCIL

FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305 . **EMAIL :** development.control@rochdale.gov.uk . **WEB :** www.rochdale.gov.uk

Application for Planning Permission; Consent to Display an Advertisement(s)

Town and Country Planning Act 1990 (as amended); Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 30

Suffix:

Property Name:

Address Line 1: Bridge Street

Address Line 2:

Address Line 3: Rochdale

Town/city: Heywood

Postcode: OL10 1JF

Description of site location must be completed if postcode is not known:

Easting (x): 385184

Northing (y): 410866

Description:

Applicant Details

Name/Company

Title

Ms

First name

Mehnaz

Surname

Akhtar

Company Name

Address

Address line 1

245 Crescent Rd

Address line 2

Crumpsal

Address line 3

Town/City

Manchester

Country

Postcode

M8 5UR

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Ms

First name

Dawn

Surname

Cooper

Company Name

D@C Design Ltd

Address

Address line 1

62 Demesne Rd

Address line 2

Whalley Range

Address line 3

Town/City

Manchester

Country

undefined

Postcode

M16 8PJ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

124.30

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

Change of use from A1 retail to Sui Generis Hot food Takeaway with illuminated signage and LED media signage to side elevation

Has the work or change of use already started?

- ○ Yes
- ⊘ No

Existing Use

Please describe the current use of the site

Vacant retail unit

Is the site currently vacant?

- ⊘ Yes
- ○ No

If Yes, please describe the last use of the site

Unknown

When did this use end (if known)?

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ○ Yes
- ⊘ No

Land where contamination is suspected for all or part of the site

- ○ Yes
- ⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ○ Yes
- ⊘ No

Materials

Does the proposed development require any materials to be used externally?

- ⊘ Yes
- ○ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Windows

Existing materials and finishes:
Shop frontage missing

Proposed materials and finishes:
New Aluminium framed full height glazing - Dark grey/black

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ⊘ Yes
- ○ No

If Yes, please state references for the plans, drawings and/or design and access statement

a3 colour Drawings P01 - P03 as existing and proposed

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ○ Yes
- ⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ○ Yes
- ⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

⊘ Yes
◯ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Cars

Existing number of spaces:
1

Total proposed (including spaces retained):
1

Difference in spaces:
0

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ Yes
⊘ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ○ Yes
- ⊘ No

Will the proposal increase the flood risk elsewhere?

- ○ Yes
- ⊘ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☑ Main sewer
- ☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ⊘ No

b) Designated sites, important habitats or other biodiversity features

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ⊘ No

c) Features of geological conservation importance

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- (x) Yes
- ( ) No
- ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Via existing Soil Vent Pipe - P02

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- (x) Yes
- ( ) No

If Yes, please provide details:

Rear Service Yard provides space for euro bins and recycling bins as per Rochdale MBC requirements

Have arrangements been made for the separate storage and collection of recyclable waste?

- (x) Yes
- ( ) No

If Yes, please provide details:

As above

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- (x) Yes
- ( ) No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Used cooking oil will be removed by specialist contractors as and when required. Volume unknown at the present.

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

○ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

⊘ Yes
○ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class:
A1 - Shops

Existing gross internal floorspace (square metres):
56.7

Gross internal floorspace to be lost by change of use or demolition (square metres):
56.7

Total gross new internal floorspace proposed (including changes of use) (square metres):
0

Net additional gross internal floorspace following development (square metres):
-56.7

Use Class:
Other (Please specify)

Other (Please specify):
Sui Generis - Hot food Takeaway

Existing gross internal floorspace (square metres):
0

Gross internal floorspace to be lost by change of use or demolition (square metres):
0

Total gross new internal floorspace proposed (including changes of use) (square metres):
56.7

Net additional gross internal floorspace following development (square metres):
56.7

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	56.7	56.7	56.7	0

A1 - Shops Net Tradable Area

Existing tradable floor area (square metres)

0.0

Tradable floor area to be lost by change of use or demolition (square metres)

0.0

Total new tradable floor area proposed (including change of use) (square metres)

0.0

Net additional tradable floor area following development (square metres)

0.0

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- [x] Yes
- [ ] No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

3

Part-time

4

Total full-time equivalent

5.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- [x] Yes
- [ ] No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:
Other (Please specify)

Text Field:
Sui Generis - Hot Food Takeaway

Unknown:
No

Monday to Friday:

Start Time:
11:00

End Time:
23:59

Saturday:

Start Time:
10:00

End Time:
23:59

Sunday / Bank Holiday:

Start Time:
10:00

End Time:
23:59

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- [ ] Yes
- [x] No

Is the proposal for a waste management development?

- [ ] Yes
- [x] No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- [ ] Yes
- [x] No

Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

1. - Back lit Shop front Fascia box 600 x 4500x 400mm deep incorporating roller shutter mechanism.
2 - New 900mm dia PPC Aluminium circular projecting signage with coloured perspex back lit LED illuminated lettering
3 - Led Video Media board 1800x4000mm x 100mm deep to side elevation

Please specify the type(s) and details of each proposed advertisement

Advertisement Type:
Fascia Sign

Height:
0.6 metres

Width:
4.5 metres

Depth:
0.4 metres

What is the height from the ground to the base of the advertisement?:
2.47 metres

What is the maximum projection of the advertisement from the face of the building?:
0.5 metres

What is the maximum height of any of the individual letters and symbols?:
60 centimetres

What materials will the advertisement be made of?:
PPC aluminium and perspex

The colour of text and background:
White on red and/or visa versa

Will the advertisement be illuminated?:
Yes

Will the advertisement be illuminated internally or externally?:
Internally

Illuminance levels:
1200 cd/m^2

Will the illumination be static or intermittent?:
Static

Advertisement Type:
Projecting or Hanging Sign

Height:
0.9 metres

Width:
0.9 metres

Depth:
0.3 metres

What is the height from the ground to the base of the advertisement?:
2.47 metres

What is the maximum projection of the advertisement from the face of the building?:
1.2 metres

What is the maximum height of any of the individual letters and symbols?:
60 centimetres

What materials will the advertisement be made of?:
PPC Aluminium and Perspex

The colour of text and background:
White on red or visa versa

Will the advertisement be illuminated?:
Yes

Will the advertisement be illuminated internally or externally?:
Internally

Illuminance levels:

1200 cd/m^2

Will the illumination be static or intermittent?:
Static

Advertisement Type:
Other type

Height:
4 metres

Width:
1.8 metres

Depth:
0.1 metres

What is the height from the ground to the base of the advertisement?:
1.2 metres

What is the maximum projection of the advertisement from the face of the building?:
0.1 metres

What is the maximum height of any of the individual letters and symbols?:
100 centimetres

What materials will the advertisement be made of?:
LED Media Board - Protected with polycarbonate face

The colour of text and background:
variable

Will the advertisement be illuminated?:
Yes

Will the advertisement be illuminated internally or externally?:
Internally

Illuminance levels:
4000 cd/m^2

Will the illumination be static or intermittent?:
Intermittent

Please describe each of the 'Other type(s)' of advertising proposed

LED moving content video hoarding

Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place?

- ○ Yes
- ⊘ No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

- ⊘ Yes
- ○ No
- ○ Not Applicable

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photograph(s)

Existing non illuminated fixed hoarding to side elevation as shown on P01

Will the proposed advertisement(s) project over a footpath or other public highway?

- [x] Yes
- [ ] No

Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From Date

01/05/2022

To Date

01/06/2024

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [ ] Yes
- [x] No

Interest In the Land

Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed?

- ○ Yes
- ⊘ No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained?

- ⊘ Yes
- ○ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ○ Yes
- ⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ⊘ Yes
- ○ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
- ○ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:
30

Suffix:

Address line 1:
Bridge Street

Address Line 2:
Heywood

Town/City:
Oldham

Postcode:
OL10 1JF

Date notice served (DD/MM/YYYY):
19/04/2022

Person Family Name:

Person Role

○ The Applicant
⊘ The Agent

Title

Ms

First Name

Dawn

Surname

Cooper

Declaration Date

19/04/2022

☑ Declaration made

Declaration

I / We hereby apply for Full planning & display of advertisements as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Dawn Cooper

Date

10/05/2022